

061.A

0006

0010.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

268,300 / 268,300

USE VALUE:

268,300 / 268,300

ASSESSED:

268,300 / 268,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: F10

Owner 1: WOLFE DANIEL P

Owner 2:

Owner 3:

Street 1: 6 COLONIAL VILLAGE DR #10

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: CHOI STEPHEN & KIM S -

Owner 2: -

Street 1: 12 SPRINGDALE ROAD

Twn/City: LEXINGTON

St/Prov: MA	Cntry	
Postal: 02421	Type:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 667 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

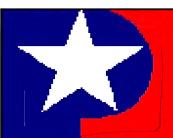
Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	268,300			268,300		127589
							GIS Ref
							GIS Ref
							Insp Date
							10/19/17

**Patriot Properties Inc.****USER DEFINED**

Prior Id # 1:	127589
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	02:07:07
LAST REV Date	Time
10/19/17	15:28:03
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION**TAX DISTRICT**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHOI STEPHEN &	43363-545		7/23/2004		225,000	No	No		
	19855-150		6/1/1989		100,000	No	No	Y	

BUILDING PERMITS**ACTIVITY INFORMATION**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/19/2017										Measured	DGM	D Mann
5/6/2000											197	PATRIOT

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			<p>Building Number 6.</p> <p>RESIDENTIAL GRID</p> <table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units 1</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td>RMs: 4</td> <td>BRs: 2</td> <td>Baths: 1</td> <td>HB: 0</td> <td></td> </tr> </table>								1st Res Grid	Desc: Line 1	# Units 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower			Totals	RMs: 4	BRs: 2	Baths: 1	HB: 0										
1st Res Grid	Desc: Line 1	# Units 1																																																	
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Lvl 2																																																			
Lvl 1																																																			
Lower																																																			
Totals	RMs: 4	BRs: 2	Baths: 1	HB: 0																																															
Sty Ht: 1	- 1 Story			A Bath:	Rating:																																														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																														
Foundation: 1	- Concrete			A 3QBth:	Rating:																																														
Frame: 1	- Wood			1/2 Bath: 0	Rating: Average																																														
Prime Wall: 7	- Brick			A HBth:	Rating:																																														
Sec Wall:				OthrFix:	Rating:																																														
Roof Struct: 2	- Hip			OTHER FEATURES																																															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average																																														
Color: BRICK				A Kits:	Rating:																																														
View / Desir: 3RD - 3RD FLOOR				Fpl: 0	Rating: Average																																														
GENERAL INFORMATION				WSFlue:	Rating:																																														
Grade: C	- Average			CONDOS INFORMATION																																															
Year Blt: 1962	Eff Yr Blt:			Location: R	- Rear																																														
Alt LUC:	Alt %:			Total Units:																																															
Jurisdict:	Fact: .			Floor: 3	- 3rd Floor																																														
Const Mod:				% Own: 0.657700002																																															
Lump Sum Adj:				Name: 9 - 6021																																															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																							
Avg Ht/FL: STD				Phys Cond: AV	- Average			30. %	Exterior:	No Unit	RMS	BRS	FL																																						
Prim Int Wal 2	- Plaster			Functional:					Interior:	1	4	2	0																																						
Sec Int Wall:				Economic:					Additions:																																										
Partition: T	- Typical			Special:					Kitchen:																																										
Prim Floors: 4	- Carpet			Override:					Baths:																																										
Sec Floors:				Total:	30.6 %				Plumbing:																																										
Bsmnt Flr:				CALC SUMMARY					Electric:																																										
Subfloor:				Basic \$ / SQ: 325.00					Heating:																																										
Bsmnt Gar:				Size Adj.: 1.39955020					General:																																										
Electric: 3	- Typical			Const Adj.: 1.16654992																																															
Insulation: 2	- Typical			Adj \$ / SQ: 530.610																																															
Int vs Ext: S				Other Features: 32733																																															
Heat Fuel: 1	- Oil			Grade Factor: 1.00																																															
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																																															
# Heat Sys: 1				NBHD Mod:																																															
% Heated: 100				LUC Factor: 1.00																																															
Solar HW: NO	Central Vac: NO			Adj Total: 386650																																															
% Com Wal	% Sprinkled			Depreciation: 118315					Juris. Factor:		Before Depr:	530.61																																							
				Deprecated Total: 268335					Special Features: 0		Val/Su Net:	402.25																																							
									Final Total: 268300		Val/Su SzAd:	402.25																																							
MOBILE HOME				WtAv\$/SQ:	AvRate:			Ind.Val:																																											
Make: [] Model: []				Serial #:				Year: []	Color: []																																										
SPEC FEATURES/YARD ITEMS				PARCEL ID 061.A-0006-0010.0								IMAGE																																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																		
More: N	Total Yard Items:							Total Special Features:							Total:																																				
																																																			